

170.0

0005

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

985,700 / 985,700

USE VALUE:

985,700 / 985,700

ASSESSED:

985,700 / 985,700



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
15		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZARBA JOSEPH L/TRUSTEE &
Owner 2:	SUGRUE TERESA/TRUSTEE
Owner 3:	WILLIAMS ST REALTY TRUST

Street 1: 7 PINE RIDGE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: ZARBA JOSEPH A/TERESA A -

Owner 2: -

Street 1: 7 PINE RIDGE ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,975 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1920, having primarily Clapboard Exterior and 3113 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		6975		Sq. Ft.	Site		0	70.	0.90	8									440,475						440,500	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
105	6975.000	545,200			440,500	985,700									112844
Total Card	0.160	545,200			440,500	985,700					Entered Lot Size				GIS Ref
Total Parcel	0.160	545,200			440,500	985,700					Total Land:				GIS Ref
Source:	Market Adj Cost				Total Value per SQ unit /Card:	316.64	/Parcel:	316.6			Land Unit Type:				Insp Date

08/25/18	13155!
PRIOR	
Date	Time
12/11/20	03:09:14
LAST REV	
Date	Time
09/06/18	16:53:28

13155	13155
PRINT	
Date	Time
12/11/20	03:09:14
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZARBA JOSEPH A/	54840-444		6/17/2010	Convenience	100	No	No		Trustee cert. bk 65910 pg 255 8.14.2015 Josep
SUGRUE TERESA/T	35368-113		4/20/2002	Family	1	No	No		
ZARBA JOSEPH	30169-520		5/14/1999	Convenience	1	No	No		
	21339-43		8/1/1991		1	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/1996	287	Manual	6,000				REROOF	

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
12/5/2008	Measured	336	PATRIOT
12/28/1999	Mailer Sent		
12/10/1999	Measured	263	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

